



## ***City of El Paso – City Plan Commission Staff Report***

**Case No:** SUSU13-00056 Paseo Del Este Boulevard Unit One  
**Application Type:** Major Final  
**CPC Hearing Date:** July 25, 2013  
**Staff Planner:** Nelson Ortiz, (915) 541-4931, [ortiznx@elpasotexas.gov](mailto:ortiznx@elpasotexas.gov)  
**Location:** North of Eastlake and East of Paseo Del Este  
**Acreage:** 4.323 acres  
**Rep District:** East ETJ  
**Existing Use:** Vacant  
**Existing Zoning:** N/A  
**Proposed Zoning:** N/A  
**Nearest Park:** Ranchos Del Sol Park (1.11 mile)  
**Nearest School:** Eastlake High School (1.16 mile)  
**Park Fees Required:** N/A  
**Impact Fee Area:** N/A  
**Property Owner:** Hunt Mission Ridge, LLC  
**Applicant:** Hunt Mission Ridge, LLC  
**Representative:** TRE & Associates, LLC

### **SURROUNDING ZONING AND LAND USE**

**South:** N/A / East ETJ / Residential Neighborhood  
**North:** N/A / East ETJ / Residential Neighborhood  
**East:** N/A / East ETJ / Vacant  
**West:** N/A / East ETJ / Vacant

**PLAN EL PASO DESIGNATION:** G4 Suburban (Walkable)

### **APPLICATION DESCRIPTION**

The applicant proposes to subdivide 4.323 acres of vacant land for a portion of Paseo Del Este Boulevard. This development will serve as a necessary connection between two existing residential developments. The application is vested under the former subdivision code.

The applicant is requesting the following modification:

- *To allow for a 120-foot minor arterial that includes 76 feet of pavement to include 6-foot hike/bike trails, a 24-foot median, 5-foot parkways and sidewalks.*

This proposed cross-section matches the existing roadway on either side.

### **CASE HISTORY**

The City Plan Commission, at its regular meeting of April 5, 2012, voted to approve Paseo del Este Boulevard Unit One on a Major Preliminary application. With this application, the applicant

is seeking approval of the final plat which has no major changes from the preliminary plat.

### **DEVELOPMENT COORDINATING COMMITTEE**

The Development Coordinating Committee recommends **approval** of the modification request and **approval** of Paseo Del Este Boulevard Unit One, based on the following requirement:

#### **Planning Division Recommendation:**

Staff recommends **approval** with a modifications. As per Section 19.04.170 (Modification of conditions):

A-3. The subdivider has demonstrated an alternative method of development that will improve the aesthetic value of the subdivision while giving equal emphasis to safety, economy, tax yield, maintenance cost, response time, drainage dedication and improvement of parkland and open space amenities, and vehicular access and pedestrian passage.

#### **City Development Department - Land Development**

We have reviewed subject plats and recommend **Approval**. Developer/Engineer shall address the following comments.

1. Provide an acceptable stormwater management plan in accordance with Section 19.19.030 of the current subdivision ordinance.
2. All downstream offsite stormwater management facilities shall be in place prior to the development of the subject property.
3. During design of the subdivision improvements ensure all stormwater culvert crossings are large enough to convey stormwater runoff and sediment from the upstream areas. Provide sufficient access for mechanized maintenance equipment and vehicles.
4. At the improvement plan stage EPWU requires the Engineer to account for sediment volume in all calculations used to size stormwater drainage structures. Provide appropriate stormwater infrastructure to prevent sediment from clogging the proposed crossings.
5. At the improvement plan stage, protect the subject property from stormwater runoff from the adjacent undeveloped terrain.
6. EPWU recommends using principles of low impact development (such as recessed landscaping, rainwater harvesting, and porous pavements) to reduce the amount of developed stormwater runoff.

#### **Parks and Recreation Department**

We have reviewed **Paseo Del Este Boulevard #1**, a major final plat map and offer no objections to this subdivision application.

Please note that this subdivision meet the requirements to be excluded from the calculation for "Parkland Dedication" as per ordinance Title 19 – Subdivision & Development Plats, **Chapter 19.20 Parks and Open Space** as noted below.

#### **19.20.060 - Exclusions from Dedication Requirements.**

**Exclusions.** The following shall be excluded from the calculation for parkland dedication. In all instances, the burden of proof shall be on the subdivider to demonstrate that the plat meets the requirements of this chapter:

H. Land shown within a subdivision, whether residential or nonresidential, which is designated for use as a public facility.

**El Paso Water Utilities**

1. EPWU does not object to this request.
2. The EPWU maintains and operates a 24-inch diameter water line along Paseo Del Este. The water transmission main is mostly located within the Paseo Del Este right-of-way. A portion of the water transmission main leaves the Paseo Del Este right-of-way across the northern right-of-way line and extends parallel to Paseo Del Este Boulevard across an existing arroyo. After the main crosses the arroyo, the water main enters Paseo Del Este Boulevard right-of-way. The water transmission main is approximately 7-ft deep with 5-ft of soil cover.

**General**

3. The proposed subdivision is located within the East El Paso Extraterritorial Jurisdiction (ETJ) within one of the Paseo Del Este Municipal Utility Districts (MUDs) service area. The Paseo Del Este MUD receives wholesale water and wastewater service from the El Paso Water Utilities – Public Service Board (EPWU-PSB) in accordance with the Paseo del Este Wholesale Contract and EPWU-PSB Rules and Regulations No. 11.

**911 District**

No comments received.

**El Paso Department of Transportation**

No comments received.

**El Paso Fire Department**

No comments received.

**Sun Metro**

No comments received.

**Central Appraisal District**

No comments received.

**El Paso Electric Company**

No comments received.

**Texas Gas Company**

No comments received.

**Socorro Independent School District**

No comments received.

**Additional Requirements and General Comments:**

1. Submit to the City Development Department – Planning Division the following prior to recording of the subdivision.
  - a. Current certified tax certificate(s)
  - b. Current proof of ownership
  - c. Release of access document, if applicable
  - d. Set of restrictive covenants, if applicable

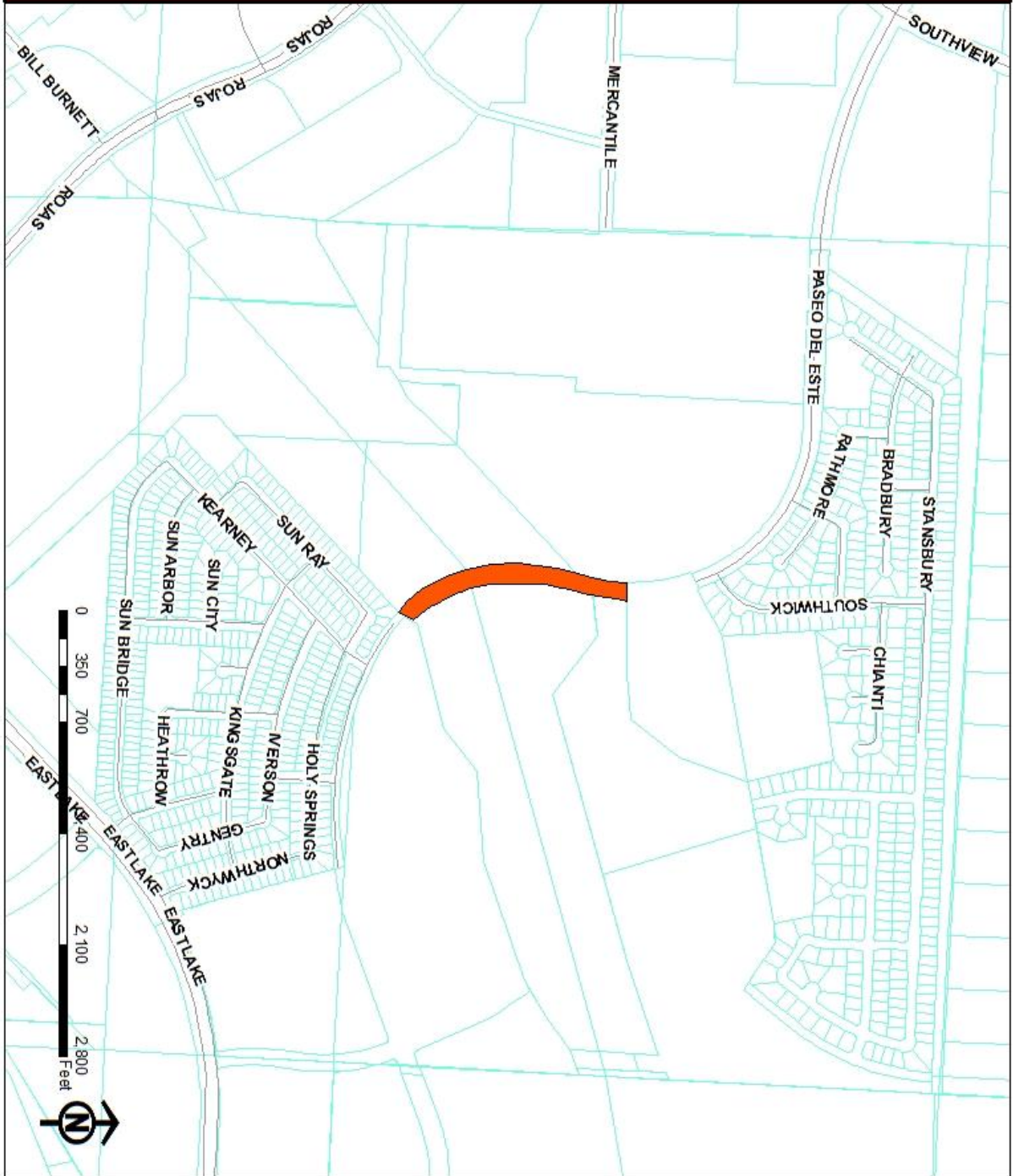
2. Every subdivision shall provide for postal delivery service. The subdivider shall coordinate the installation and construction with the United States Postal Service in determining the type of delivery service for the proposed subdivision. In all cases, the type and location of delivery service shall be subject to the approval of the United States Postal Service.

**Attachments**

1. Location map
2. Aerial map
3. Final plat
4. Modification Request
5. Application

ATTACHMENT 1

# PASEO DEL ESTE BLVD UNIT ONE





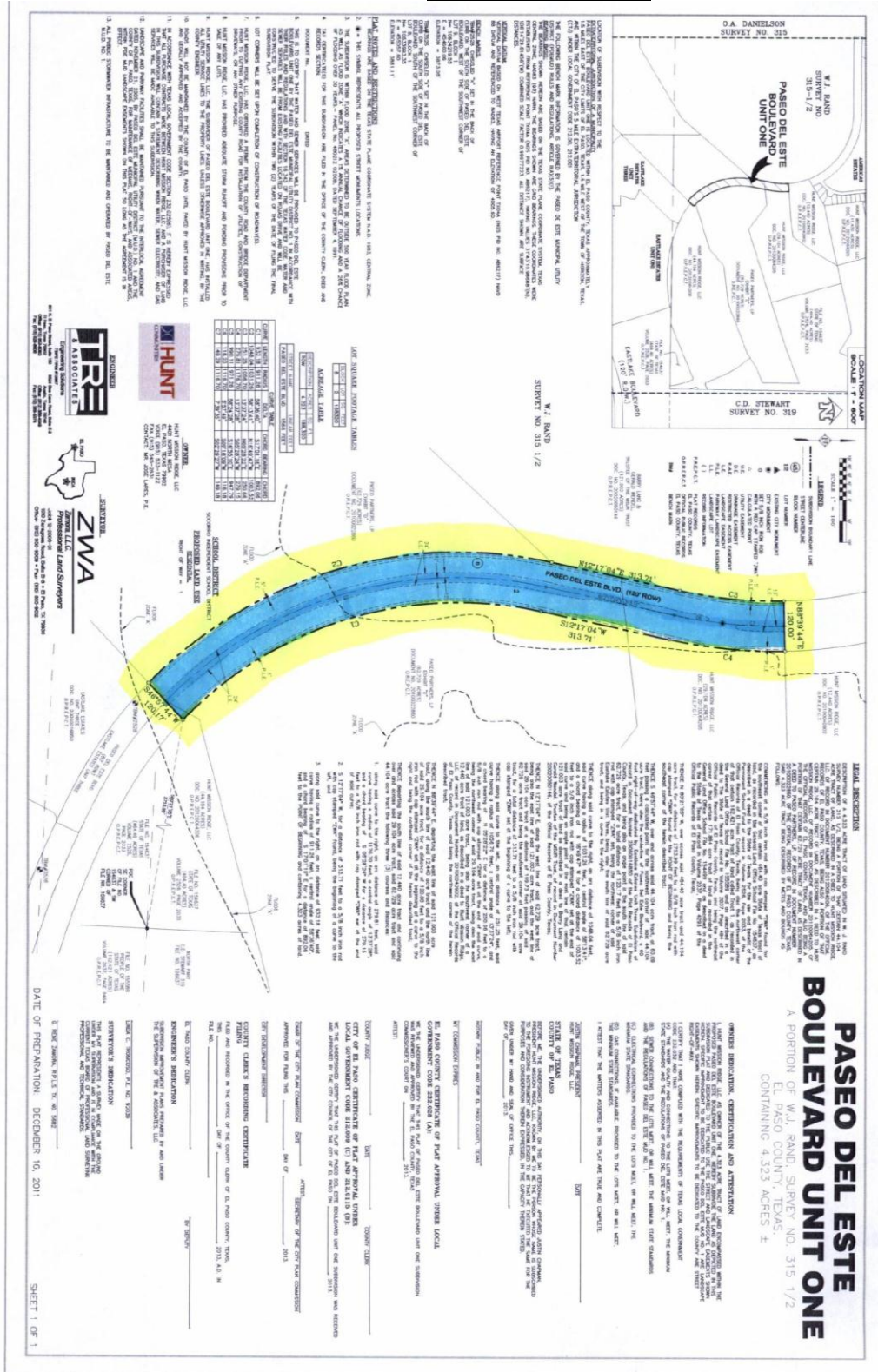
ATTACHMENT 2

# PASEO DEL ESTE BLVD UNIT ONE





# ATTACHMENT 3



## ATTACHMENT 4



June 27, 2013

Mr. Raul Garcia  
Planning Department  
City of El Paso  
222 South Campbell  
El Paso, Texas 79901

**Re: Paseo Del Este Blvd Unit One  
Modification Request for Paseo Del Este Blvd  
TRE No.: 1502-11017-14**

Dear Mr. Garcia:

On behalf of Hunt Mission Ridge LLC, TRE & Associates, LLC is respectfully requesting a modification from the 76 ft. right-of-way Minor Arterial cross section as follows:

- **Modification for a 120 ft R.O.W. Major Arterial Street:**  
We are asking for a modification request from the 76 ft. right-of-way Minor Arterial cross section to a proposed 120 ft. right-of-way Major Arterial. This request will allow a safe and convenient connection from the existing Paseo Del Este Blvd. at the end of the Americas Estates development to the existing Eastlake Estates Paseo Del Este Blvd. The two existing roadways consists of 120 ft. right-of-ways, 24 ft. raised median, 38 ft. of roadway with a 6 ft. bike lane within, a 5 ft. sidewalk and a 5 ft. parkway. The proposed Paseo Del Este Blvd will consist of the same cross section to complete the missing section of approximately 1566 feet.

We respectfully request the above mentioned modification request to the roadway standards. Should you have any questions or need any additional information, please do not hesitate to contact me or Linda C. Troncoso at 915-852-9093.

Sincerely,

**TRE & ASSOCIATES, LLC**

  
Nadia E. Mora, E.I.T.

NM:rr:lct

Cc: Mr. Jose Lares, P.E.; Hunt Communities GP, LLC  
Mr. Joel Guzman; Hunt Communities GP, LLC  
Ms. Linda C. Troncoso, P.E.; TRE & Associates, LLC  
Mr. Robert Romero, P.E.; TRE & Associates, LLC

801 N. El Paso St., Ste. 150 El Paso, Texas 79902 P (915) 852-9093 F (915) 629-8506  
5524 Bee Caves Road, Ste. E-2 Austin, Texas 78746 P (512) 358-4049 F (512) 366-5374  
www.tr-eng.com TBPE Firm No. 13987



## ATTACHMENT 5



### CITY PLAN COMMISSION APPLICATION FOR MAJOR SUBDIVISION FINAL APPROVAL

DATE: 6/27/2013

FILE NO. SUSU13-00056

SUBDIVISION NAME: Paseo Del Este Boulevard Unit One

1. Legal description for the area included on this plat (Tract, Block, Grant, etc.)  
A portion of W,J, Rand, Survey No. 315 1/2 El Paso County, Texas Containing 4.323 Acres ±
2. Property Land Uses:

	<u>ACRES</u>	<u>SITES</u>		<u>ACRES</u>	<u>SITES</u>
Single-family	_____	_____	Office	_____	_____
Duplex	_____	_____	Street & Alley	<u>4.323</u>	_____
Apartment	_____	_____	Ponding & Drainage	_____	_____
Mobile Home	_____	_____	Institutional	_____	_____
P.U.D.	_____	_____	Other (specify below)	_____	_____
Park	_____	_____	_____	_____	_____
School	_____	_____	_____	_____	_____
Commercial	_____	_____	Total No. Sites	_____	_____
Industrial	_____	_____	Total (Gross) Acreage	<u>4.323</u>	_____
3. What is existing zoning of the above described property? N/A Proposed zoning? N/A
4. Will the residential sites, as proposed, permit development in full compliance with all zoning requirements of the existing residential zone(s)? Yes \_\_\_\_\_ No \_\_\_\_\_
5. What type of utility easements are proposed: Underground \_\_\_\_\_ Overhead \_\_\_\_\_ Combination of Both X
6. What type of drainage is proposed? (If applicable, list more than one)  
Storm sewer RCP system conveying runoff from developed site into retention pond within Mission Ridge Unit Six.
7. Are special public improvements proposed in connection with development? Yes \_\_\_\_\_ No X
8. Is a modification or exception of any portion of the Subdivision Ordinance proposed? Yes X No \_\_\_\_\_  
If answer is "Yes", please explain the nature of the modification or exception Modification from the 76 ft ROW Minor Arterial cross section to a proposed 120 ft ROW Major Arterial
9. Remarks and/or explanation of special circumstances: \_\_\_\_\_
10. Improvement Plans submitted? Yes \_\_\_\_\_ No X
11. Will the proposed subdivision require the city to review and decide whether this application is subject to the standards in effect prior to the effective date of the current applicable standards? Yes X No \_\_\_\_\_  
If yes, please submit a vested \_\_\_\_\_ rights petition in accordance with Section 19.47- Vested Rights (See Attached).

12. Owner of record HUNT MISSION RIDGE, LLC., 4401 N. MESA, EL PASO, TEXAS 79902 915-533-1122  
(Name & Address) (Zip) (Phone)  
12. Developer HUNT MISSION RIDGE, LLC., 4401 N. MESA, EL PASO, TEXAS 79902 915-533-1122  
(Name & Address) (Zip) (Phone)  
14. Engineer TRE & ASSOCIATES, LLC., 801 N. EL PASO, EL PASO, TEXAS 79902 915-852-9093  
(Name & Address) (Zip) (Phone)

CASHIER'S VALIDATION  
FEE: \$1,796.00

OWNER SIGNATURE

REPRESENTATIVE

*Hunt Mission Ridge, LLC*  
*[Signature]*  
*[Signature]*

NOTE: SUBMITTAL OF AN APPLICATION DOES NOT CONSTITUTE ACCEPTANCE FOR PROCESSING UNTIL THE PLANNING DEPARTMENT REVIEWS THE APPLICATION FOR ACCURACY AND COMPLETENESS.